

PLANNING COMMISSION MINUTES OF NOVEMBER 28, 2005

2005-0928 – Application for a Design Review on a 9,176 square-foot site to allow a new two story single-family residence totaling 4,301 square feet where 4,050 square feet may be allowed without Planning Commission review. The property is located at **1382 Ramon Drive** (near Elizabeth Wy) in an R-1 (Low-Density Residential) Zoning District. (APN: 313-12-042) GC

Andy Miner, Principal Planner, presented the staff Report. Staff finds that the project meets the City's development standards and the single-family design techniques and though the project would result in a large home, it is consistent with other recently approved homes in the area. Staff is recommending approval of the application subject to the Conditions of Approval (COA).

Chair Hungerford opened the public hearing.

The applicant was present, but had no comments.

Chair Hungerford closed the public hearing.

Comm. Babcock asked staff if Attachment D of the report is a picture of what the house is proposed to look like. Mr. Miner said yes, that it is a photo simulation.

Comm. Klein moved Alternative 1, to approve the Design Review with Conditions as recommended by staff. Comm. Sulser seconded.

Comm. Klein said he thinks staff and the applicant have worked together to create a project that fits in well with the community.

Comm. Sulser said he likes the design of the house and he looks forward to seeing it completed.

Final Action:

Comm. Klein made a motion on 2005-0928 to approve the Design Review and Conditions as recommended by staff. Comm. Sulser seconded.

Motion carried unanimously, 7-0.

This item is appealable to City Council no later than December 13, 2005.